PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 369259 **DEEDWARR**
03/09/2020 10:37:26 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20200309-0026094

W & I Ref: (DM) Title No.: 60861
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alexander R. Nolte Audrey B. Nolte 852 Pasadena Drive Nashville, TN 37204	Quicken Loans 1050 Woodward Ave. Detroit, MI 48226

TAX MAP PARCEL NUMBERS: 13210000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul G. Hyde, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander R. Nolte and Audrey B. Nolte, husband and wife,** hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Springdale Estates of record in Book 1835, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn Gillespie Hyde by Warranty Deed from Patrick W. Meacham and wife, Sally S. Meacham, dated October 31, 1986 and recorded on November 3, 1986 of record in Book 7028, page 633, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 1, 2005, recorded July 8, 2005, of record in Instrument No. 20050708-0079223, said Register's Office, subject property was conveyed to the Evelyn Hyde Bennett Revocable Trust. The said Evelyn Gillespie Hyde Bennett has since died. By Quitclaim Deed dated January 7, 2020, recorded January 9, 2020; of record in Instrument No. 20200109-0003023, said Register's Office, Paul Gillespie Hyde; Successor Trustee of the Evelyn Hyde Bennett Revocable Trust conveyed subject property to Paul G. Hyde.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Book 1835, page 104, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Pasadena Drive, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 852 Pasadena Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2020.

Paul G. Hyde

Paul G. Hyde

State of Tennessee

County of Davidson

On this 26th day of February, 2020, before me the undersigned authority, personally appeared Paul G. Hyde, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Sworn and subscribed before me this 26th day of February, 2020.

Notary

My Commission Expires: 12/19/20

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON